



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
MAY 26, 2022  
9:00 A.M.**

**Staff Present:**

Mary Allman, Administrative Assistant  
Katrina Jordan, Administrative Services Supervisor  
Christine Chaney, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Porshia Williams, Assistant Director, Development Services  
Antonio Wood, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Stephanie Bass, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Christina Caserta, Code Compliance Officer  
Leonard Champagne, Sr. Code Compliance Officer  
Julio Davila, Code Compliance Supervisor  
Paulette DelGrosso, Code Compliance Officer  
Bovary Exantus, Code Compliance Officer  
Robert Kisarewich, Fire Safety Captain  
Dorian Koloian, Senior Code Compliance Officer  
Roberto Meneses, Code Compliance Officer  
Evan Oaks, Code Compliance Officer  
Karen Proto, Code Compliance Officer  
Wilson Quintero Jr., Code Compliance Officer  
Bernstein Saimbert, Code Compliance Officer  
Diego Santos, Code Compliance Officer  
Rafael Santos, Code Compliance Officer  
Reginald White, Code Compliance Supervisor

**Respondents and witnesses**

FC20090010: Stephen Tilbrook  
CE2203003: Chadwick Maxey; Jessica Thigpen  
CE22020330: Jennifer Small  
CE22020638: Oleksandr Dmytriiev  
CE22010200: Diana Magid; Joseph Simpson  
CE22010125; CE22010120; CECE22010116;  
CE22030007: Courtney Crush  
CE22030486: Uwe Cerron  
CE22030495: Michael Aleman  
CE22010196: Dylan Asher; Tanya Asher  
CE22010332: Edmund Waterman  
FC21110017: Ricardo Meija  
FC21110010: Devin Schmidt  
CE22030257; CE22030257: Henriette Markwell; David Morton  
CE22030587: Jose Rodriguez; Fahd Essaffar  
CE22030452; CE22030452: Nicholas Alonso  
CE21080694: William Herrera; Adiran Lee  
CE21110684: Janet Larrondo  
CE22040546: Rod Feiner; Peter Lemieux  
CE22010072: Dana Philippe; Marie Philippe  
CE21110342: Maria Millman

CE22120141: Troy Fulford  
CE21090666: Nahomie Raphael  
CE22030933: Juan Medina  
CE21110648: Easton McDonald  
CE21110492: Terrence Turbyfill  
CE21100466: Mohammed Kahn  
CE22030478: Mark Shoe; Mark Fredman  
CE20120988: Alejandro Berrio  
CE21050511: Ralph Rachels  
CE22020644: Miguel Landrau  
CE22020141: Alice Harry  
CE22031022: Ziomara Barra-Blockman  
CE22020140: Todd Erwin  
CE21120204: Rayza Velez  
CE22030341: Kyle Nestor  
CE22030815: Salvatore Caruso  
CE22020144: James Mertz  
CE22031274: Tristan Cianciolo  
CE21100664: Alejandro Gutierrez  
CE20090861: William Resnick; Michael Yianilos  
CE21090563: Louis Weber; Jill Zeleznick; Bridget Patterson; Rod Feiner

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CE21110692: Leonor Jules  
CE22040542: Patricia Stypka  
CE21100402: Bernadette Waisome

CE22030713: Jake Fernandez  
CE22030447: Jonathan Jacobson  
CE22010639: Regina Hackworth

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:07 A.M.

**Case: CE21110648**

1423 NW 12 ST  
MCDONALD, E D &; MCDONALD, CLARIS E

This case was first heard on 3/24/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fines.

Easton McDonald described his efforts to comply and his problems with a contractor. Officer Exantus stated Mr. McDonald had been very diligent and recommended a 140-day extension.

Judge Purdy granted a 140-day extension, during which time no fines would accrue.

The following two cases for the same property were heard together:

**Case: CE22030452**

1000 W SUNRISE BLVD  
SUNRISE-BROWARD INVESTMENTS INC;  
% G. FRANK QUESADA, ESQ

Service was via posting at the property on 5/12/22 and at City Hall on 5/12/22.

Wilson Quintero Jr., Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO FURNITURE, BOXES, HOMELESS ENCAMPMENTS, SHOPPING CARTS, MISCELLANEOUS TRASH.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE BUILDING WALLS ARE STAINED WITH DIRT OR HAVE MISSING/PEELING PAINT.

47-20.20.(H)

THE PARKING FACILITIES ARE NOT BEING MAINTAINED AT THIS PROPERTY. THE SURFACE HAS CRACKS, POTHOLES, IS STAINED WITH DIRT/OIL HAS MISSING/DAMAGED WHEEL STOPS INCLUDING CURBING AND THE STRIPING IS FADED OR MISSING.

47-21.11.A.

THE LANDSCAPING AT THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE BARE/MISSING AREAS OF GROUND COVER.

47-22.6.F

THERE IS SIGNAGE AT THIS COMMERCIAL PROPERTY WHICH IS IN DISREPAIR.

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THE MAIN SIGN WHICH LISTS ALL THE BUSINESS NAMES IS DAMAGED AND HAS EXPOSED WIRING. THE BEAUTY EXCHANGE SUPPLY & SALON SIGN ALSO HAS MISSING/DAMAGED LETTERS.

47-19.4.D.1.

THERE ARE SEVERAL (5) DUMPSTERS LOCATED THROUGHOUT THE PARKING AREAS AND SWALES OF THIS ENTIRE COMMERCIAL PROPERTY WHICH ARE NOT ENCLOSED WITHIN A REQUIRED ENCLOSURE PER THE ULDR.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Nicholas Alonso said he had agreed to a 63-day extension to comply.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

**Case: CE22030452**

**CITATION**

1000 W SUNRISE BLVD  
SUNRISE-BROWARD INVESTMENTS INC;  
% G. FRANK QUESADA, ESQ

This case was first cited on 3/12/22 to comply by 3/14/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed. No appeal had been received.

Wilson Quintero Jr., Code Compliance Officer, recommended imposition of the fines.

Judge Purdy imposed the \$600 fine.

**Case: CE22030478**

**CITATION**

1515 SW 6 AVE 1-2  
OLTOL2 LP

This case was first cited on 3/12/22 to comply by 3/14/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,200 and the City was requesting imposition of the full fines. No appeal had been received.

Reginald White, Code Compliance Supervisor, recommended imposition of the fines.

Mark Shoe said the notice was mailed to Canada, and therefore there had been no opportunity to appeal.

Judge Purdy imposed the \$13,200 fine.

**Case: CE22030713**

3129 SW 15 CT  
DOUBLE UP DASH LLC

Service was via posting at the property on 5/6/22 and at City Hall on 5/12/22.

Reginal White, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING OVER PUBLIC SIDEWALK.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS

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INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR AND ROTTING.

18-12.(a) **Complied**

THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE.

Supervisor White presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

Jake Fernandez said they had purchased the property recently with the violations.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation.

**Case: CE21090563**

**ORDERED TO REAPPEAR**

3041 NE 49 ST

BPL LLC

This case was first heard on 2/24/22 to comply by 3/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Dorian Koloian, Senior Code Compliance Officer, said the property was not in compliance and recommended the original order stand.

Rod Feiner requested a 30-day extension. He stated the tenant was seeking another facility to relocate all the tenants, which was required by the Florida State Statute.

Stephanie Bass, Code Compliance Supervisor, did not object to the request for an extension.

Louis Weber, neighbor, said he was representing the neighborhood association, and described the negative impact the facility was having on the neighborhood.

Judge Purdy granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/30/22 hearing.

**Case: CE22030007**

**CITATION**

2901 RIO MAR ST

BEACH HOUSE VILLAS LLC

This case was first cited on 3/23/22 to comply by 3/24/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$200 and the City was requesting the full fine be imposed. No appeal had been received. The City had withdrawn violation 24-27.(f).

Dorian Koloian, Senior Code Compliance Officer, recommended imposition of the fines.

Courtney Crush, attorney, agreed to pay the fine.

Judge Purdy imposed a fine of \$200.

**Case: FC21110010**

817 NW 57 ST

CARTER PROPERTY ENTERPRISES INC

This case was first heard on 1/27/22 to comply by 2/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Kisarewich, Fire Safety Captain, said there had been confusion at the Building Department regarding the permits. He recommended a 63-day extension and requiring the respondent to attend the 7/28 hearing.

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Devin Schmidt agreed.

Judge Purdy granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/28/22 hearing.

**Case: CE22030815**

2541 CAT CAY LN

CARUSO, SALVATORE J & RITA F

Service was via posting at the property on 5/6/22 and at City Hall on 5/12/22.

Reginal White, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-280(h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE MAILBOX IS MISSING PAINT.

18-4.(c) **Complied**

THERE IS A DERELICT VEHICLE/TRAILER ON THE PROPERTY.

Supervisor White presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Salvatore Caruso described his previous and ongoing efforts to comply and requested 145 days to be able to paint the home himself. Supervisor White suggested 98 days.

Judge Purdy found in favor of the City and ordered compliance within 98 days or a fine of \$50 per day, per violation.

**Case: CE22030587**

**CITATION**

900 W SUNRISE BLVD

JN & SONS REALTY LLC

This case was first cited on 3/12/22 to comply by 3/14/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,950 and the City was requesting the full fine be imposed continue to accrue until the property was in compliance. No appeal had been received.

Wilson Quintero Jr., Code Compliance Officer, recommended imposition of the fines.

Fahd Essaffar said they had rented the store in mid-December and opened in March. He did not know the signs were illegal but they were trying to generate traffic to a new business.

Judge Purdy imposed the \$10,950 fine, which would continue to accrue until the property was in compliance.

**Case: CE22030495**

319 SW 12 CT 1-3

CENTURION VENTURE GROUP LLC

Service was via posting at the property on 5/7/22 and at City Hall on 5/12/22.

Rafael Santos, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THE GRAVEL AREA IS IN DISREPAIR AND HAS GRASS/WEEDS GROWING THROUGH IT. THE PARKING LOT IS IN DISREPAIR AND THERE ARE AREAS OF MISSING ASPHALT SEALANT AND THE STRIPES ARE MISSING.

9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THE HEDGES/BUSHES ARE OVERGROWN AND NOT MAINTAINED.

Officer Santos presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Michael Aleman agreed.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation.

**Case: CE22020644**

1651 NW 28 AVE

LANDRAU, MIGUEL

Service was via posting at the property on 4/16/22 and at City Hall on 5/12/22.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-313.(a) **Complied**

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

24-27.(b) **Complied**

9-305(a) **Complied**

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE AREA.

9-280(h)(1) **Complied**

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IS RUSTED, HAS SECTIONS THAT ARE BROKEN AND DETACHED FROM THE TOP RAILS OF THE FENCE.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

18-1. **Complied**

9-308(a) **Complied**

9-280(b) **Complied**

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

THERE ARE BOARDS COVERING THE WINDOWS THAT NEED TO BE REMOVED, IF THE WINDOWS NEED TO BE REPLACED PERMITS WILL BE REQUIRED.

18-4.(c) **Complied**

THERE IS A DERELICT VEHICLE BEING STORED ON THE PROPERTY.

Officer Proto presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Miguel Landrau agreed, but requested 60 days.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

**Case: CE22031022**

**CITATION**

1916 SW 11 ST  
MPG 1916 LLC

This case was first cited on 3/29/22 to comply by 3/31/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Roberto Meneses, Code Compliance Officer, recommended imposition of the fines.

Ziomara Barra-Blockman described their efforts to comply and said someone was visiting the building every two days to clean it up.

Judge Purdy granted a 10-day extension, during which time no fines would accrue.

**Case: CE21110692**

1161 NW 19 ST  
JULES, LEONOR

This case was first heard on 3/24/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fines.

Leonor Jules said he had called the inspector to request more time but he had not allowed it. Officer Exantus recommended reducing the amount owed to \$580 to cover administrative costs.

Judge Purdy imposed administrative costs of \$580.

**Case: CE21120204**

2218 NW 5 ST  
VELEZ, RAYZA

This case was first heard on 3/8/22 to comply by 4/12/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$700 and the City was requesting the full fine be imposed.

Wilson Quintero Jr., Code Compliance Officer, recommended no fine be imposed.

Rayza Velez agreed to the fine reduction.

Judge Purdy imposed no fine.

**Case: CE21080694**

1021 SW 22 AVE

Vacate OIF of 3/24/22 and Rehear

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HERRERA, WILLIAM

This was a request to vacate the Order Imposing the Fine dated 3/24/22 and re-hear the case.

Judge Purdy vacated the Order Imposing the Fine dated 3/24/22.

This case was first heard on 11/9/21 to comply by 12/21/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,450 and the City was requesting the full fine be imposed.

Reginald White, Code Compliance Supervisor, recommended reducing the amount owed to \$800 to cover administrative costs.

William Herrera agreed to the fine reduction.

Judge Purdy imposed administrative costs of \$800.

**Case: CE22020141**

**CITATION**

1900 SW 23 TER

DI BLASI, PETER JR

This case was first cited on 2/3/22 to comply by 2/13/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$25,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Reginald White, Code Compliance Supervisor, recommended imposition of the fines.

Alice Harry said the owner of the vessel did not have the funds to drydock it and so she was taking steps to evict him.

Judge Purdy imposed the \$25,500 fine, which would continue to accrue until the property was in compliance.

The following two cases for the same owner were heard together:

**Case: CE22030257**

833 SW 14 CT

MARKWELL, HENRIETTE G

Service was via posting at the property on 5/14/22 and at City Hall on 5/12/22.

Reginald White, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 24-27.(b) **Complied**

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RD-15 ZONED PROPERTY. THE OFF-STREET PARKING AT THE PROPERTY IS MISSING PARKING STRIPES AND HAS AREAS THAT ARE UNEVEN WITH POTHOLES.

Supervisor White presented the case file into evidence and recommended ordering compliance within 98 days or a fine of \$50 per day, per violation.

David Horton, roofer, said they were working on pulling a permit and doing the work.



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Judge Purdy found in favor of the City and ordered compliance within 98 days or a fine of \$50 per day, per violation.

**Case: CE22030257**

**CITATION**

833 SW 14 CT

MARKWELL, HENRIETTE G

This case was first cited on 3/5/22 to comply by 3/7/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,800 and the City was requesting the full fine be imposed. No appeal had been received.

Reginald White, Code Compliance Supervisor, recommended imposition of the fines.

David Horton, roofer, said the owner did not live here and the notices had blown off the house.

Henriette Markwell stated she had not received the first notice. She described her efforts to comply.

Judge Purdy imposed the \$5,800 fine.

**Case: CE22030933**

**CITATION**

1308 SW 21 LN

HOLLAND MOBILE HOME PARK LLC

This case was first cited on 3/23/22 to comply by 3/26/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting the full fine be imposed. No appeal had been received.

Reginald White, Code Compliance Supervisor, recommended imposition of the fines.

Juan Medina reported the property was in compliance.

Judge Purdy imposed the \$2,000 fine.

**Case: CE22010196**

**CITATION**

320 SW 2 ST

EAST LAUDERDALE PROPERTIES LLC

This case was first cited on 1/7/22 to comply by 1/14/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$19,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Reginald White, Code Compliance Supervisor, recommended imposition of the fines.

Dylan Asher, operator, said they were unclear about requirements after the pandemic rules were changed, but they had applied for a café permit. He said the owner had emailed Burt Ford, Zoning Chief, but he had not responded. He said they were still submitting corrections to the café permit application.

Tanya Asher said they thought the property was in compliance by the deadline.

Judge Purdy imposed the \$19,800 fine, which would continue to accrue until the property was in compliance.

**Case: CE21100664**

3021 NW 19 ST

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AUER DA FA LLC % FAMILY DOLLAR;  
ATTN: LEASE ACCOUNTING ST #30486

This case was first heard on 1/27/22 to comply by 3/31/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Reginald White, Code Compliance Supervisor, recommended imposition of the fines.

Alejandro Gutierrez admitted this was a recurring problem; they would make repairs and the damage would recur.

Judge Purdy imposed the \$4,200 fine, which would continue to accrue until the property was in compliance. Supervisor White said the City would inspect that day.

**Case: CE21110492**

**REQUEST FOR EXTENSION**

1433 NW 7 AVE  
ELSO HOLDINGS LLC;  
%SAMTOV HOLDINGS

This case was first heard on 2/24/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,400.

Evan Oakes, Code Compliance Officer, said the owner was requesting an extension.

Terrence Turbyfill said the exterior was in compliance by the deadline and the permits had been issued. He requested 60 days to close out the permits.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

**Case: CE20090861**

**ORDERED TO REAPPEAR**

3022 NE 26 ST  
STANLEY 2020 LLC

This case was first heard on 2/9/21 to comply by 5/11/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,500.

Dorian Koloian, Senior Code Compliance Officer, said the seawall repair was near completion.

William Resnick said the work was complete and requested 30 days to have the permit approved. Officer Koloian recommended 35 days.

Judge Purdy granted a 35-day extension, during which time no fines would accrue.

**Case: CE21120141**

**REQUEST FOR EXTENSION**

1208 NE 16 AVE  
ALVAREZ, CLAUDIA;  
FULFORD, TROY

This case was first heard on 3/24/22 to comply by 4/21/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$525.

Paulette DelGrosso, Code Compliance Officer, recommended a 63-day extension.

Troy Fulford agreed to the extension.

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Judge Purdy granted a 63-day extension, during which time no fines would accrue.

**Case: CE22020140**

**CITATION**

2010 SW 23 TER

ERWIN, TODD & CHRISTINE B

This case was cited heard on 3/3/22 to comply by 3/13/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Reginald White, Code Compliance Supervisor, recommended imposition of the fines.

Todd Erwin said the boat was registered and was not derelict. He said recent family and health issues had temporarily distracted him. He stated the boat was registered, had a new engine, and ran. Supervisor White said he needed to reinspect to confirm compliance.

Judge Purdy imposed the \$18,750 fine, which would continue to accrue until the property was in compliance.

**Case: CE22020638**

110 SE 11 AVE

DMYTRIIEV, OLEKSANDR S

Service was via posting at the property on 5/10/22 and at City Hall on 5/12/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THERE ARE AREAS THAT HAVE WEEDS AND OTHER FOLIAGE IN THE FRONT OF THE HOME/PROPERTY.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Oleksandr Dmytriiev agreed.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

**Case: CE21110342**

**REQUEST FOR EXTENSION**

1131 NW 55 ST

LMK EQUIPMENT LLC

This case was first heard on 1/11/22 to comply by 2/15/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,850.

Julio Davila, Code Compliance Supervisor, said a permit was in process and he would not object to a 60-day extension.

Maria Millman requested 63 days.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

**Case: CE22030486**

**CITATION APPEAL**

317 SW 14 CT

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CERRON, UWE

The property was cited on 3/12/22 to be complied by 3/14/22. The property was in compliance, fines had accrued to \$5,800 and the City was requesting the full fine be imposed.

Reginald White, Code Compliance Supervisor, recommended imposition of the fines.

Uwe Cerron said he had been out of the country when the property was cited. He requested a fine reduction.

Judge Purdy denied the appeal and imposed the fine.

**Case: CE21050511**

1612 NW 6 ST

RACHELS, RALPH

This case was first heard on 3/24/22 to comply by 4/14/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,050 and the City was requesting the full fine be imposed.

Wilson Quintero Jr., Code Compliance Officer, recommended no fines be imposed.

Ralph Rachels agreed to the fine reduction.

Judge Purdy imposed no fine.

Judge Purdy took a brief recess.

**Case: FC20090010**

**ORDERED TO REAPPEAR**

17 S FTL BEACH BLVD

THOR GALLERY A BEACH PLACE LLC

%RYAN LLC - DIVINA TAVERAS

This case was first heard on 12/9/20 to comply by 2/9/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$4,250.

Robert Kisarewich, Fire Safety Captain, said the owner was making progress.

Stephen Tilbrook, attorney, described progress they had made in the last 90 days and requested another extension.

Judge Purdy granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/25/22 hearing.

**Case: CE22040542**

1200 N FORT LAUDERDALE BEACH BLVD

1200 CLUB CONDO ASSN INC

Service was via posting at the property on 5/12/22 and at City Hall on 5/12/22.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 6-51.(1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE ARE DOORS AND/OR WINDOWS THAT HAVE BLINDS/SHADES OPEN AND NOT SHIELDED LIGHTS THAT CAN BE SEEN FROM

BEACH. THIS IS A RECURRING VIOLATION. SEE CASE NUMBER CE22030200, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF

FACT WHETHER OR NOT IT COMES INTO COMPLIANCE.

Officer Koloian presented the case file into evidence and stated the property was now in compliance. She requested a finding of fact that the violation had existed as cited.

Patricia Stypka said they had been working to address the problem and she believed all owners were in compliance now.

Judge Purdy found in favor of the City that the violation had existed as cited.

**Case: CE22010639**

**REQUEST FOR EXTENSION**

3524 SW 15 CT  
HACKWORTH, RANDALL J

This case was first heard on 4/12/22 to comply by 5/3/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$875.

Reginald White, Code Compliance Supervisor, said the violation remained and recommended a 35-day extension.

Regina Hackworth requested an extension.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

**Case: FC21110017**

712 NW 57 ST  
JJ AUTO LLC

This case was first heard on 2/24/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Kisarewich, Fire Safety Captain, said two permit applications had been awaiting corrections since February.

Ricardo Meija said the fire suppression system work was done and the electrician had submitted his documentation to the City the previous day. He requested an extension for inspections. Captain Kisarewich recommended a 35-day extension.

Judge Purdy granted a 35-day extension, during which time no fines would accrue.

**Case: CE22020330**

**CITATION**

100 SW 10 ST  
GLENSHEE OMEGA CARLETON LLC;  
% VIA DECIMUS LLC

This case was first cited on 2/9/22 to comply by 2/11/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,400 and the City was requesting the full fine be imposed.

Reginald White, Code Compliance Supervisor, recommended imposition of the fines.

Jennifer Small said the notice was posted to an unstaffed building, so they were unaware of it. She requested a fine reduction.

Judge Purdy imposed the \$1,400 fine.

**Case: CE22040546**

**CITATION**

1106 NW 7 ST

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LEVINTIN REAL ESTATE LLC

This case was first cited on 4/15/22 to comply by 4/16/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed. No appeal had been received.

Wilson Quintero Jr., Code Compliance Officer, recommended imposition of the fines.

Peter Lemieux, property manager, admitted the trash cans had been left out. He said they were considering a dumpster for the site.

Judge Purdy imposed the \$1,200 fine.

**Case: CE22010200**

**CITATION**

207 SW 2 ST

RIVERWALK CENTRE LTD

This case was first cited on 1/8/22 to comply by 1/15/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$19,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Reginald White, Code Compliance Supervisor, recommended imposition of the fines.

Joseph Simpson stated he was in the process of pulling the permits.

Judge Purdy imposed the \$19,650 fine, which would continue to accrue until the property was in compliance.

**Case: CE22010072**

**CITATION**

1131 NW 14 CT

PHILIPPE, MARIE MAID JN

This case was first cited on 3/11/22 to comply by 3/14/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,250 and the City was requesting the full fine be imposed. No appeal had been received.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fines.

Dana Philippe, the owner's daughter, said her parents had purchased a cage in January.

Judge Purdy imposed the \$2,250 fine.

**Case: CE21110684**

1100 NW 15 AVE

GUZMAN VINTIMILLA, LISIMACO A

This case was first heard on 2/24/22 to comply by 4/7/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,225 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, said the landscaping was still in violation. He recommended a 35-day extension.

Janet Larrondo agreed to the extension.

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Judge Purdy granted a 35-day extension, during which time no fines would accrue.

**Case: CE20120988**

1536 NW 6 ST

1551 SISTRUNK LLC

This case was first heard on 3/9/21 to comply by 5/11/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$28,000 and the City was requesting the full fine be imposed.

Wilson Quintero Jr., Code Compliance Officer, recommended no fine be imposed.

Alejandro Berrio agreed to the fine reduction.

Judge Purdy imposed no fine.

**Case: CE21100466**

1455 W SUNRISE BLVD

AZIZ TEXACO INC

This case was first heard on 1/27/22 to comply by 3/31/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fines.

Mohammed Kahn said the landscapers had taken his money and not completed the work, so he had done it himself. Officer Exantus stated administrative costs totaled \$488.

Judge Purdy imposed administrative costs of \$488.

**Case: CE21100402**

1201 NW 11 CT

ASSET EQUITY HOLDINGS LLC

This case was first heard on 2/24/22 to comply by 3/31/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, said one violation remained and recommended a 35-day extension.

Bernadette Waisome described their efforts to address the landscaping violation.

Judge Purdy granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/30/22 hearing.

**Case: CE22020144**

**CITATION**

2672 GULFSTREAM LN

MERTZ, JAMES LOUIS

This case was first cited on 2/3/22 to comply by 2/13/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$25,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Reginald White, Code Compliance Supervisor, said the vessel did not have a registration. He recommended imposition of the fines.

James Mertz said he had phoned Officer Garcia many times but he had not responded. The boat owner had spoken to

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Officer Garcia, who informed him the boat must be registered and cleaned. The boat owner had the boat cleaned and ensured the registration was attached to the boat. Mr. Mertz had left a voicemail for officer Garcia on February 11, telling him to reinspect but Officer Garcia had not responded. After receiving the summons for this hearing, Mr. Mertz had left two voice messages for him but Officer Garcia had not responded. Mr. Mertz had spoken to Supervisor White, who told him Officer Garcia would call. Officer Garcia had subsequently visited the property, when Mr. Mertz showed him the boat and the registration, and noted one spot on the riverside where the boat was not clean. The boat owner had addressed the dirty portion of the boat immediately. Mr. Mertz had also applied for a contestation of the violation to the City's email address on February 10 and received no response.

Supervisor White stated reinspection was needed.

Ms. Jordan requested the case be put on hold and recalled.

Upon returning to the case, Ms. Jordan stated the City had received the appeal request and she withdrew the case from the agenda.

### **Case: CE22010332**

350 E STATE ROAD 84  
FEDERAL 627 N LLC

This case was first heard on 3/24/22 to comply by 4/3/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Reginald White, Code Compliance Supervisor, recommended a 35-day extension.

Edmund Waterman agreed to the extension.

Judge Purdy granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/30/22 hearing.

### **Case: CE21090666**

1301 SW 31 AVE  
RAPHAEL, NAHOMIE

This case was first heard on 1/11/22 to comply by 1/25/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,850 and the City was requesting the full fine be imposed.

Reginald White, Code Compliance Supervisor, recommended imposition of the fines.

Nahomie Raphael said she had submitted an appeal via email. She described what had been done to comply and requested a fine reduction. Supervisor White said he would not object to a reduction to administrative costs of \$600.

Judge Purdy imposed administrative costs of \$600.

### **Case: CE22030109**

3215 DAVIE BLVD  
BOBKAT LLC

Service was via posting at the property on 5/12/22 and at City Hall on 5/12/22.

Reginald White, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 47-20.20.(H) **Complied**

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.  
THE PARKING SPACES ON THE PROPERTY ARE NOT PROPERLY MARKED AND  
REQUIRES MAINTENANCE. ADDITIONALLY, THERE ARE CURBS THAT ARE BROKEN



AND MISSING PAINT.

47-21.11.A. **Complied**

THE LANDSCAPE CONDITIONS ON THE PROPERTY ARE NOT IN COMPLIANCE. THERE ARE MISSING BUSHES AND OTHER LANDSCAPE ON THE PROPERTY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Supervisor White presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

Judge Purdy took a brief recess.

**Case: FC22040003**

490 SE 21 ST

BEBLUK, WILLIAM & ROGOWSKI, RONALD R EST

Service was via posting at the property on 5/2/22 and at City Hall on 5/12/22.

Robert Kisarewich, Fire Safety Captain, testified to the following violation(s):

VIOLATION: 1:13.6.4.3.2.1, FFPC

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

**Case: FC22040007**

111 SE 19 ST

111 PRINCIPALITIES LLC

Service was via posting at the property on 5/2/22 and at City Hall on 5/12/22.

Robert Kisarewich, Fire Safety Captain, testified to the following violation(s):

VIOLATION: 1:13.6.4.3.2.1, FFPC

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

**Case: CE21100044**

6500 NW 15 WAY

TEAM HORNER RE HOLDINGS LLC

Service was via posting at the property on 5/5/22 and at City Hall on 5/12/22.

Julio Davila, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 25-7(a) **Complied**

18-12.(a) **Complied**

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND PEELING PAINT.

47-21.11.A.

THE LANDSCAPING ON THE SWALE OF THE PROPERTY IS NOT BEING MAINTAINED. THERE IS MISSING AND BARE AREAS OF LAWN COVER INCLUDING THE SWALE.

47-20.20.(H) **Complied**

THE PARKING LOT NEEDS TO BE RESTRIPE.

47-19.9 **Complied**

47-20.20.(E) **Complied**

Supervisor Davila presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

**Case: CE22020993**

508 SW 10 ST

THR FLORIDA LP

Service was via posting at the property on 4/29/22 and at City Hall on 5/12/22.

Roberto Meneses, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Meneses presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day.

**Case: CE22030028**

804 SW 4 ST

BOGGESS, PAUL E; PAUL E BOGGESS REV TR

Service was via posting at the property on 4/29/22 and at City Hall on 5/12/22.

Roberto Meneses, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(a) **Complied**

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

9-308(b) **Complied**

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Meneses presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day.

**Case: CE-20010468**

3411 JACKSON BLVD

POWELL, CECELIA A

Service was via posting at the property on 5/12/22 and at City Hall on 5/12/22.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-313.(a) **Complied**

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING THE SWALE AREA.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA AND THE DRIVEWAY IS IN DISREPAIR. THERE ARE HOLES AND CRACKS THAT NEED TO BE REPAIRED AND IT NEEDS TO BE RESURFACED.

18-1. **Complied**

THERE ARE CONTAINERS, DEBRIS, BOXES, APPLIANCES AND OTHER MISCELLANEOUS ITEMS BEING STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-306 **Complied**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

47-39.A.1.b.(6)(b) **Complied**

26-129(a)(4) **Withdrawn**

THERE ARE VEHICLES PARKED IN SUCH A WAY THAT THEY ARE BLOCKING THE

SIDEWAY.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day, per violation.

**Case: CE22030768**

812 NW 8 AVE

LEONARDI INVESTMENT TR;

LEONARDI, ANTHONY TRUSTEE

Service was via posting at the property on 4/20/22 and at City Hall on 5/12/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.4.b.1. **Complied**

THERE ARE WASTE CONTAINERS FOR THE DISPOSAL OF SOLID WASTE THAT ARE NOT POSITIONED UPON A HARD SURFACED PAD LOCATED BEHIND THE BUILDING LINE(S).

18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-4.(c) **Complied**

THERE IS A DERELICT VEHICLE, TRAILER, OR VESSEL ON THE SWALE (OR) ON THE PROPERTY.

47-20.20.(H)

THE PARKING FACILITY AT THIS PROPERTY IS DETERIORATED. IT HAS CRACKS, GRASS GROWING THROUGH IT AND IS NOT MAINTAINED IN A SMOOTH CONDITION.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day, per violation.

**Case: CE22030371**

2151 NW 7 ST

DIVAD INVESTMENT LLC

Service was via posting at the property on 4/21/22 and at City Hall on 5/12/22.

Wilson Quintero Jr., Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4.(c) **Complied**

THERE IS A DERELICT VEHICLE BEING PARKED/STORED ON THE PARKING AREA OF THIS PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

18-12.(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH, RUBBISH, LITTER AND

DEBRIS ON THIS PROPERTY AND ITS SWALE.

47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THERE IS TRASH/DEBRIS SCATTERED AROUND AND THROUGHOUT THE ENCLOSURE. THE ENCLOSURE HAS MISSING FENCE SLATS OR SLATS IN DISREPAIR. THE GATES ARE LEFT OPENED AND NOT SECURED, AND THE LIDS ON THE DUMPSTER ARE NOT CLOSED.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

**Case: CE22020431**

2741 NW 16 CT

BLANC, FLORENE

Service was via posting at the property on 4/28/22 and at City Hall on 5/12/22.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(a) **Complied**

9-305(b) **Complied**

9-280(h)(1) **Complied**

BCZ-39-275 (6)(B)

THERE IS OPEN AIR STORAGE CONSISTING OF WOOD, LADDERS, CINDERBLOCKS, WORK OUT EQUIPMENT, CRATES, WHEEL BARRELS AND OTHER MISCELLANEOUS ITEMS, WHICH IS PROHIBITED IN RESIDENTIAL ZONING DISTRICTS.

18-1. **Complied**

THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE IS NUMEROUS AMOUNTS OF ITEMS BEING STORED IN THE CARPORT, SUCH AS FURNITURE, CONTAINERS, BASKETS, BAGS OF CLOTHES, A FREEZER ETC.

9-308(a)

THE ROOF ON THE PROPERTY IS COVERED WITH LARGE TARPS AND ARE BEING HELD DOWN BY CINDER BLOCKS. THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

18-4.(c) **Complied**

THERE ARE DERELICT VEHICLES ON THE SWALE AND ON THE PROPERTY.

DERELICT GRAY CAMRY PLATE NUMBER PH6-62S EXPIRED 4/18.  
RED TOYOTA PICK-UP PARKED IN THE SWALE WITH NO TAG.  
MAROON NISSAN PARKED IN THE SWALE WITH NO TAG.  
DERELICT TRAILER

Officer Proto presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

**Case: CE22030794**

1801 SW 12 ST

NER YITZCHAK OF HIGHLAND LAKES; INC

Service was via posting at the property on 5/5/22 and at City Hall on 5/12/22.

Roberto Meneses, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-7.(a) **Complied**

THERE ARE DOORS, WINDOWS, OR OTHER OPENINGS, BROKEN, MISSING OR UNSECURED, SO AS TO ALLOW ACCESS TO THE INTERIOR AT THIS VACANT PROPERTY.

Officer Meneses presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

**Case: CE22030064**

3121 SW 20 CT

BARNETTE, KYLE W

Service was via posting at the property on 5/6/22 and at City Hall on 5/12/22.

Marco Aguilera, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-1.

THERE IS UNPERMITTED STORAGE ON THE EXTERIOR SIDE YARD AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE.

9-304(b)

THE DRIVEWAY IS IN A STATE OF DISREPAIR AND HAS CRACKS AND POTHOLES WITH WEEDS GROWING THROUGH IT.

18-4.(c) **Complied**

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Sec. 24-27.(b)

THERE ARE CONTAINERS NOT PULLED BACK TO AN APPROVED LOCATION.

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

**Case: CE22030341**

2448 BIMINI LN

NESTOR, KYLE H/E;

TURNER-NESTOR,AILEEN

Service was via posting at the property on 5/6/22 and at City Hall on 5/12/22.

Marco Aguilera, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-1.

THERE IS UNPERMITTED OUTDOOR STORAGE OF HOUSEHOLD ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

18-4.(c) **Complied**

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER UNDER THE VESSEL THAT IS IMPROPERLY PARKED ON THE LAWN.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-280(h) **Complied**

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

**Case: CE22030570**

2441 CAT CAY LN

SZUBROWSKI, LINDA J

Service was via posting at the property on 5/4/22 and at City Hall on 5/12/22.

Marco Aguilera, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-278(e)

THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

18-4.(c) **Complied**

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE FASCIA BOARDS ARE ROTTEN AND FALLING APART. THE PAINT IS PEELING ON THE EXTERIOR OF THE STRUCTURE AND THE EXTERIOR WALLS ARE STAINED.

9-280(h) **Complied**

18-12.(a) **Complied**

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

**Case: CE22030997**

1590 SW 31 AVE

SIZA INVESTMENT GROUP INC

Service was via posting at the property on 5/7/22 and at City Hall on 5/12/22.

Marco Aguilera, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN THE FRONT YARD.

Sec. 24-27.(b)

THERE ARE TRASH CONTAINERS NOT PULLED BACK TO AN APPROVED LOCATION.

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day, per violation.

**Case: CE22020940**

2424 NE 9 ST 305

COTE, ADDY PATRICIA

VACATE OIF OF 4/28/2022

This was a request to vacate the Order Imposing the Fine dated 4/28/22.

Judge Purdy vacated the Order Imposing the Fine dated 4/28/22.

**Case: CE22030447**

3170 NW 69 CT

BYRD, KAYDEEN

CITATION

This case was first cited on 3/11/22 to comply by 3/26/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,000 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$8,000 fine.

**Case: CE22030403**

19 NE 16 ST

CITATION



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MAXEY, CHADWICK LEE

This case was first cited on 3/12/22 to comply by 3/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$200 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$200 fine.

**Case: CE22030451**

**CITATION**

1201 BAYVIEW DR  
GEORGE-WRAY, CHRISTINE;  
WRAY, GARFIELD

This case was first cited on 3/11/22 to comply by 3/26/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,400 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$6,400 fine.

**Case: CE22030474**

**CITATION**

5120 NE 17 AVE  
NOCERA, BRUNO H/E;  
RINETTI, GIANLUCO

This case was first cited on 3/12/22 to comply by 3/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$400 fine.

**Case: CE22030492**

**CITATION**

6351 NE 15 AVE  
MURDOCK, CHARLES;  
MURDOCK, MARYNA

This case was first cited on 3/12/22 to comply by 3/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$400 fine.

**Case: CE22030553**

**CITATION**

2709 NE 25 CT  
WEAVER, ANTHONY

This case was first cited on 3/17/22 to comply by 4/1/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$400 fine.

**Case: CE22030689**

**CITATION**

2424 NE 9 ST 303  
KEY ONE PROPERTY - 303 LLC

This case was first cited on 3/31/22 to comply by 4/15/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,200 and the City was requesting imposition of the fines, which

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would continue to accrue until the property was in compliance. No appeal had been received.

Judge Purdy imposed the \$8,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE22031315**

**CITATION**

2009 SE 24 AVE  
NOKHAMOL LLC

This case was first cited on 3/31/22 to comply by 4/15/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,200 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$3,200 fine.

**Case: CE21080737**

**VACATE ORDER OF 10/15/21**

1009 NE 17 CT  
LU, HSIU TUAN

This was a request to vacate the order dated 10/15/21.

Judge Purdy vacated the order dated 10/15/21.

**Case: CE22031204**

**CITATION**

2525 MARATHON LN  
2525 FORT LAUDERDALE LLC

This case was first cited on 3/29/22 to comply by 4/13/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,400 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$5,400 fine.

**Case: CE22031274**

**CITATION**

2929 CENTER AVE  
TIDEWATER VENTURES LLC

This case was first cited on 3/31/22 to comply by 4/15/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,800 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$1,800 fine.

**Case: CE22030966**

**CITATION**

1910 NE 7 CT  
CHARRON FAMILY TR 2021;  
CHARRON, NORMAND TRUSTEE

This case was first cited on 3/23/22 to comply by 4/7/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,800 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$3,800 fine.

**Case: CE21110421**

1000 NW 52 ST

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REISS, STEVEN D

This case was first heard on 3/8/22 to comply by 4/5/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$300 and the City was requesting a \$150 fine be imposed.

Judge Purdy imposed a fine of \$150 for the time the property was out of compliance.

**Case: CE22030975**

**CITATION**

1633 NE 16 AVE

CHARRON FAM TR 2021;

CHARRON, NORMAND TRUSTEE

This case was first cited on 3/23/22 to comply by 4/7/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,400 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$4,400 fine.

**Case: CE22030976**

**CITATION**

1637 NE 16 AVE

CHARRON FAM TR 2021,

CHARRON, NORMAND TRUSTEE

This case was first cited on 3/23/22 to comply by 4/7/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,400 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$4,400 fine.

**Case: CE22030536**

**CITATION**

2725 NE 21 AVE

KRASNOVSKY, SERGEY

This case was first cited on 3/12/22 to comply by 3/12/22 and 3/13/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,450 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$1,450 fine.

**Case: CE22030669**

**CITATION**

5850 NE 22 AVE

HANLEY PROPERTIES LLC

This case was first cited on 3/16/22 to comply by 3/31/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,200 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$8,200 fine.

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**Case: CE21090208**

1313 NW 11 CT  
HARVIN, SONIA

This case was first heard on 3/24/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$700 fine, which would continue to accrue until the property was in compliance.

**Case: CE21050861**

501 NW 8 AVE  
ANDREW JIMENEZ REV TR;  
JIMENEZ, ANDREW TRUSTEE

This case was first heard on 9/30/21 to comply by 10/14/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,200 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE21080948**

939 NW 16 TER  
HANNA, DIANA H

This case was first heard on 1/27/22 to comply by 3/31/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE22010174**

1952 NW 9 AVE  
SUNTRAX CORP;  
% HADIGA HAIDER

This case was first heard on 3/24/22 to comply by 4/21/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$7,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE21090237**

1222 NW 23 TER  
PARKER, VERA

This case was first heard on 12/9/21 to comply by 4/7/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,150 and the City was requesting a 35-day extension.

Judge Purdy granted a 35-day extension, during which time no fines would accrue.

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**Case: CE22031123**

300 ROYAL PLAZA DR  
LAUGHLIN, GARRETT

**CITATION**

This case was first cited on 3/26/22 to comply by 3/26/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$400 fine.

**Case: CE22030550**

2517 CAT CAY LN  
SRP SUB LLC

**Vacate OIF of 4/28/2022**

This was a request to vacate the Order Imposing the Fine dated 4/28/22.

Judge Purdy vacated the Order Imposing the Fine dated 4/28/22.

**Case: CE21100287**

1000 NW 14 ST  
MOSLEY, DAISY

This case was first heard on 2/8/22 to comply by 4/12/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,400 fine, which would continue to accrue until the property was in compliance.

**Case: CE21110688**

1700 NW 15 AVE  
DAR, OFER

This case was first heard on 3/24/22 to comply by 4/14/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,050 fine, which would continue to accrue until the property was in compliance.

**Case: CE21120072**

1669 LAUDERDALE MANOR DR  
MANIA LLC

This case was first heard on 3/24/22 to comply by 4/14/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$6,300 fine, which would continue to accrue until the property was in compliance.

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**Case: CE21100436**

1107 NW 11 CT

DARE JOR 1107 LLC

This case was first heard on 2/24/22 to comply by 4/7/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$2,100 fine, which would continue to accrue until the property was in compliance.

**Case: CE21100488**

1219 CHATEAU PARK DR

700 SUTHERLAND LLC

This case was first heard on 2/24/22 to comply by 4/7/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$9,800 fine, which would continue to accrue until the property was in compliance.

**Case: CE21110691**

1553 NW 15 AVE

2771 LLC

This case was first heard on 3/24/22 to comply by 4/14/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$650 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$650 fine.

**Case: CE21090005**

1300 NW 14 CT

DUQUE FL LLC

This case was first heard on 2/24/22 to comply by 3/31/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$11,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE21100493**

**REQUEST FOR EXTENSION**

1220 NE 3 ST 103

SWEENEY, THOMAS A & GLORIA &;

SWEENEY, MICHAEL

This case was first heard on 3/24/22 to comply by 4/21/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$875.

Paulette DelGrosso, Code Compliance Officer, recommended a 28-day extension.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

**Case: CE22020436**

**VACATE VIO 9-305(b)**

908 NW 13 AVE

SHORTER, MARYAM E

This was a request to vacate violation 9-305(b).

Judge Purdy vacated violation 9-305(b).

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 66 and 67 into the record as an exhibit.

**Cases Complied**

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE22020643

CE22030165

**Cases Rescheduled**

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE21060765

CE21100432

**Cases Closed**

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE22030657

**Cases Continued**

The below listed cases were continued since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE22010120

CE22010116

CE22010125

**Cases Withdrawn**

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases with No Service**

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Respondent Non-Appearance**

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE22010828

CE22010888

There being no further business, the hearing was adjourned at 1:29 P.M.

  
SPECIAL MAGISTRATE

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ATTEST:

  
Clerk, Special Magistrate

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